## NOTICE OF A PUBLIC HEARING OF THE STAFF HEARING OFFICER TO THE PROPERTY OWNERS WITHIN 300 FEET OF A PROJECT

WEDNESDAY, MARCH 30, 2016, 9:00 A.M.\* (SEE NOTE BELOW) DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

## APPLICATION OF DENNIS THOMPSON FOR ANDREW & LAURIE WILSON, 1011 ARBOLADO ROAD, 019-241-023, E-1 ZONE (SINGLE-FAMILY RESIDENCE), GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (3 UNITS/ACRE) (MST2015-00623)

The 18,833 square foot parcel, located in the Hillside Design District, is currently developed with a 2,068 square foot single-family residence and a detached 380 square foot two-car garage with an attached 141 square foot storage room. The proposed project is for a 499 square foot addition to an existing two-level single-family residence. The garage and storage room will be demolished and replaced with a new 383 square foot two-car garage and a replacement 141 square foot storage room, both to be connected to the residence with a new breezeway. This project will also address violations in Zoning Information Report ZIR2009-00521.

The discretionary applications required for this project are:

- 1. An <u>Interior Setback Modification</u> to allow the new storage room and breezeway to encroach into the required interior setback (SBMC § 28.18.060 and SBMC § 28.92.110);
- 2. A <u>Front Setback Modification</u> to allow the new garage and storage room to encroach into the required front setback (SBMC § 28.18.060 and SBMC § 28.92.110); and
- 3. A <u>Modification</u> to allow an accessory building (storage room) to be located in a front yard (SBMC § 28.87.160).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 and 15305 (Existing Facilities and Minor Alterations to Land Use Limitations).

You are invited to attend this hearing and address your verbal comments to the Staff Hearing Officer. Written comments are also welcome up to the time of the hearing, and should be addressed to the Staff Hearing Officer Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990 or via email to <a href="SHOSecretary@SantaBarbaraCA.gov">SHOSecretary@SantaBarbaraCA.gov</a>. This is the only notification you will receive for this development application. The scope of this project may be modified under further review. If you have any questions, wish to review the plans, or wish to be placed on a mailing list for future agendas for this item, please contact Betsy Teeter at (805) 564-5470, extension 4563, or by email at <a href="BTeeter@SantaBarbaraCA.gov">BTeeter@SantaBarbaraCA.gov</a>. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday. Please check our website under <a href="City Calendar">City Calendar</a> to verify closure dates.

If you, as an aggrieved party or applicant, disagree with the decision of the Staff Hearing Officer regarding the outcome of this application, you may appeal the decision to the Planning Commission. The appeal, accompanied by the appropriate filing fee per application, must be filed at the Planning & Zoning Counter within ten calendar days of the Staff Hearing Officer's decision. If the Planning Commission's decision is appealed, and if the City Council approves the project, then it is appealable to the California Coastal Commission under California Public Resources Code §30603(a) and SBMC §28.44.200.

If you challenge the permit approval or environmental document in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Staff Hearing Officer at or prior to the public hearing.

**AMERICANS WITH DISABILITIES ACT:** If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, please contact the SHO Secretary at (805) 564-5470, extension 3308, or by email at <a href="https://scretary@SantaBarbaraCA.gov">SHOSecretary@SantaBarbaraCA.gov</a>. If possible, notification at least 48 hours prior to the meeting will usually

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enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

- \* NOTE: On Thursday, March 24, 2016, an Agenda with all items to be heard on Wednesday, March 30, 2016, will be available at 630 Garden Street and online at <a href="www.SantaBarbaraCA.gov/SHO">www.SantaBarbaraCA.gov/SHO</a>. Please note that online Staff Reports may not include some exhibits. Agenda items are subject to change. It is recommended that applicants and interested parties plan to arrive at 9:00 a.m. Continuances will not be granted unless there are exceptional circumstances.
- \* Meetings can be viewed live on City TV-18, or on your computer at <a href="www.SantaBarbaraCA.gov/CityTV">www.SantaBarbaraCA.gov/CityTV</a>. A rebroadcast schedule can be found at <a href="www.SantaBarbaraCa.gov/CityTVProgramGuide">www.SantaBarbaraCa.gov/CityTVProgramGuide</a>.